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BOSTON PUBLIC

A NUMERICAL LOOK AT THE CONTEMPORARY
BOSTON BUILDING PROCESS

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The experience of Boston agencies in controlling the building process in our times falls naturally into four seven year periods. There was 1947-1953, when policies for the new Zoning Code were formed; 1954-1960, when the Zoning Enabling Act went through the legislature and City Council, and a proposed Zoning Code and maps were presented to public gatherings throughout the city; 1961-1967, when the new Code took effect in the midst of a construction boom 30% of which was controlled by other processes than zoning; and 1968-1974, when the non-zoning building control processes will guide more construction than the Zoning Code alone.

Tables 2, 3, 4 and 5 show the number and per cent of dwellings, and the dollar volume and per cent of construction cost for five categories of building development during the four seven year periods described. Tables 6-11 show how three of the building development programs expanded (or, in the case of public housing, died and was reborn) during the four phases.

Public housing in tables 2-5 and 6-9 means building permits received by the Boston Housing Authority for construction both within and without urban renewal projects. Urban renewal disposition sites are parcels of land owned by the Boston Redevelopment Authority and held for sale to developers according to urban renewal plans. Not included in this item is new construction or rehabilitation or privately owned land within urban 'al areas. Such privately onwed land is less within the influence of

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the redevelopment plan than are the publicly owned disposition sites. The major control over construction on such privately owned land is the Zoning Code. Urban Redevelopment Corporations are formed under M.G.L. Chap. 121A. Projects built by such corporations can get exemptions from specifics of the Zoning Code. The first building to receive a permit under this law was the Prudential Office Tower, built to over 750' in a 155' zoning height district. The Architectural Districts are the Beacon Hill District, established by Stat. 1955, Chap. 616, and the Back Bay Residential District; established by Stat. 1966, Chap. 652. There is a Commission for each of these districts with power to grant or refuse to grant a certificate of appropriateness for every proposed change in an architectural feature. The power of these Commissions duplicates and overlaps powers exercised by the Zoning Code over building form and uses of space within the Architectural Districts.

Dwelling units and building volumes shown under the Zoning Code in these tables are buildings not concurrently controlled by Zoning and one of the other four building processes. These are buildings controlled by the Zoning Code alone. There is a note following the chapter on data sources for these tables.

The 1947-1953 period was one known for its public housing projects. Building permits for 7862 dwelling units in 17 public housing projects were granted during that period. Public housing was first built in Boston in 1938-1942, when 5231 dwelling units were erected. Neither the 1938-1942 nor the 1947-1953 public housing phase was very attractive; brick buildings with flat roofs, small windows , and minimal community facilities, usually

surrounded by commercial buildings and old dwellings. Such public construction of housing confirmed Boston planners' reliance on a free competition model for the new Zoning Code. The 1947-1953 phase of public housing was the last built for low income families in Boston since then. Public housing construction for low income elderly families was started in 1960 and continues. It features small sites, non-institutional architecture which varies from one project to the next, and good neighborhoods. Notice the large project size of 1947-1953 public housing (table 6) compared to the modest project sizes of 1954-1974 (tables 7, 8 and 9). These later projects fit naturally into the private housing neighborhoods surrounding them.

1954-1960 was a slack period for Boston construction. New dwelling units fell in rate of building permit authorization to one-fourth of the previous seven year period. Public housing construction dropped from 26% of total cost to 1%. Urban renewal as a means of controlling building construction got under way through two projects, the New York streets industrial redevelopment effort and the West End residential development. These amounted to only 3% of the total construction volume of the period. Urban renewal construction was to grow from \$9,947,000 in 1954-1960 to \$150,000,000 in 1961-1967, and to \$418,000,000 in 1968-1974. During 1954-1960 there was only one building permit issued for an urban redevelopment corporation, but this single building permit for the Prudential Tower was the largest building permit ever issued in Boston (over 69 million dollars), and alone was 19% of total construction volume for that seven year period.

1961-1967 was a building boom for Boston, with \$808,000,000 in construction, compared to \$357,000,000 the previous seven years. Building permits for construction in seven urban renewal projects, four urban redevelopment corporation projects, and seven public housing sites accounted for 30% of total construction volumes.

During 1968-1974 construction controlled by the four processes other than (or in addition to) the Zoning Code will absorb 60% of the construction dollar volume, and 54% of the dwelling units added by new construction. This estimate for the four non-zoning processes considers only buildings in planning in the spring of 1967. Undoubtedly more projects and more buildings will be undertaken during that period. The 808 millions total volume of construction and 26,700 total dwelling units estimated for 1968-1974 are merely the 1961-1967 figures repeated. It would be speculative to say whether the total volumes during that period will exceed or fall below the 1961-1967 rate.

The tables showing the four seven year phases establish that during 1947-1953 when zoning policies were being made and 1954-1960 when the new Zoning Code and Enabling Act was being written reviewed and adopted, there were few indications other than a last burst of gloomy public housing that non-zoning building control processes would soon dominate Boston building. The four building processes other than Zoning absorbed enough construction volume in 1961-1967 (31%) and promise to absorb enough in 1968-1977 (61%) that it is time to rethink the 1947-1953 Zoning policies, with these new building control programs in mind.

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The tables of this chapter, as just interpreted, present three building control issues for 1968-1974:

1) Are the new non-zoning building control processes operating effectively to produce a good urban environment?
2) How can conflicts between Zoning and the newer control processes be minimized?
3) What innovations discoverable within the new control processes are applicable to Zoning reform?

Is the trend in the 1960's in Boston towards non-zoning control processes a local thing, or is it a national phenomenon? Table 12 shows rates of new housing construction (private and public) for Boston and nine other cities of its class. In one aspect of development - the amount of new housing built-there is a direct relation with population growth, but individual slower growing cities (Boston, Washington, D.C. and San Francisco as examples) can break out of this pattern and have vigorous new housing booms. There is no correlation between amount of new private and public housing built. Generally, cities of Boston's class seem to be developing individually in rates and types of housing built, and are not following any strong national trend. It is likely that great city-to-city differences exist also in the amount of construction controlle by non-zoning processes.

A control process which sets out to change the form of buildings in a city can work no faster than the rate at which buildings are being replaced there. From 1959-1965 buildings remained surprisingly constant in number in Boston, and the rate of replacement was low. (Table 13) Total buildings

changed from 142,186 in 1959 to 142,528 in 1966. New buildings were erected at the rate of 825 per year, and were razed at the rate of 776 per year. It would take 142,186 ÷ 825 or 173 years to replace the entire building stock, at this rate. Given four buildings in a row, if one is replaced each 43 years by a taller building or one with a different setback, it would be 129 years or theyear 2096 before the new building form would dominate. By that time, the Zoning control itself would probably have been amended in a comprehensive way three times, considering Boston's experience with a major Zoning system change in 1924, and another in 1964. This suggests that private development occurring in scattered locations guided by a new Zoning Code cannot transform the size of a group of buildings in a reasonable time. This is especially true in rowhouse areas, where the visual character results from the uniformity of building size and alignment.

There are three possible treatments of such areas:

1) New buildings must conform to the existing building form.
2) New buildings can take a form which will function well as a minor theme among the existing buildings. For example, corner buildings can be built to a greater height. This recognizes the extra open space at the intersection, and gives identity or a vertical dimension to the street pattern.
3) The area can be totally cleared, so that a new building form can be started there.

2) and 3) might be combined by permitting a redevelopment corporation to assemble a fixed minimum number of adjacent buildings, and replace the groups with some approved ptototype buildings. For example, four adjacent "triple-deckers" could be acquired and replaced by one U-shaped garden apartment having a court in the middle and parking in the rear. A few simple programs of that type could stir the replacement of the entire aging "streetcar suburb" areas of Boston. One objective of the new Zoning Code is to replace the row house areas of Boston with new buildings having stricter standards of open space around buildings, and off-street parking. This objective is being accomplished on those urban renewal sites where there is total clearance of the old building forms. But the objective cannot be accomplished in a reasonable time in other parts of the row house district, if we must wait for the random workings of the private building market to replace old buildings. That is the meaning of Table 13 to the control process.

The effect of apartments built by urban redevelopment corporations, urban renewal and the private construction boom in the 1960's is to increase the net amount of housing units in Boston, and increase the size of the typical building residential building (but not dwelling unit). This is shown by Tables 14, 15 and 16. From 1955 to 1959 the various residential building and razing processes removed a net of 2785 dwelling units from the city. From 1961-1965 because of redevelopment housing and the general building boom a net gain of 16005 dwellings resulted. Table 14.

The average number of new dwelling units per buildings from 1955-1959 ranged from 1.1 to 1.4 during 1955-1959. From 1960-1966 the average size began climbing from 3.5 in 1960 to 7.2 in 1966. Table 15. 68% of new dwellings built in 1960-1966 are in buildings housing 11 or more families. Table 16.

It is becoming easier to influence the quality of new housing by reviewing each proposed residential building, because there are more dwellings per buildings and relatively fewer buildings to review than in previous years. On the other hand, new Boston housing may be concentrated on too few sites, resulting in mass housing when buyers and renters might prefer detached houses, duplexes, row houses or small apartment buildings having eight or less families. Perhaps more land should be made available for new housing by clearing and replacing obsolete dwellings, so that new housing can be spread out rather than concentrated onto a few sites.

When the largest residential and non-residential buildings erected in a year are ranked by size, the importance of the biggest forty buildings erected each year stands out. In 1964, 2111 building permits for new buildings were issued. In 1965, 413 permits were issued. In both these years, the 40 largest buildings are about ten times as important as the second 40 largest buildings, using cost as a measure of importance. In 1964 the 40 largest buildings accounted for almost 50 % of the total construction cost. In 1965 the 40 largest buildings accounted for over 70% of the total construction cost. Table 17.

The significance to the building control process is that great impact can be had by the economical attention to the location and form of only forty buildings each year.

If the largest 102 buildings rather than the largest forty buildings had been reviewed each year between 1959 and 1965, such a control process would have affected 78% of all construction during that period. Table 18.

TABLE 2

1947 - 1953 BOSTON BUILDING CONSTRUCTION VOLUMES, BY CONTROL PROCESS

BUILDING CONTROL PROCESS	DWELLINGS ADDED BY NEW CONSTRUCTION		COST OF CONSTRUCTION (NEW AND ALTERATIONS)	
	Number	Percent	Dollars	Percent
Zoning Code[1]	13039	62%	235,525,000	77%
Public Housing	7862	38%	71,544,000[2]	23%
Urban Renewal Disposition Sites	0	0	0	0
Urban Redevelopment Corporations	0	0	0	0
Architectural Districts	0	0	0	0
TOTAL	20901 dwelling units	100%	307,069,000	100%

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1. These are structures whose dimensions, location and use are controlled exclusively by the Boston Zoning Code, whose Enabling Act is in Chapter 665 of the Acts of 1956. The other structures reported in Tables 2-6 are controlled concurrently by the Zoning Code and some other planning process or processes. Urban Redevelopment Corporations can be exempted from specific zoning requirements.

2. This is based on $9100 per dwelling unit, a figure derived by sampling BHA building permits of that period.

TABLE 3

1954 - 1960 BOSTON BUILDING CONSTRUCTION VOLUMES, BY CONTROL PROCESS

BUILDING CONTROL PROCESS	DWELLINGS ADDED BY NEW CONSTRUCTION		COST OF CONSTRUCTION (NEW AND ALTERATIONS)	
	Number	Percent	Dollars	Percent
Zoning Code	4169	80%	273,087,000	76.6%
Public Housing	304[1]	6%	3,344,000	1 %
Urban Renewal Disposition Sites	720	14%	9,947,000[2]	3 %
Urban Redevelopment Corporations	0	0	69,339,000[3]	19 %
Architectural Districts[4]	0	0	1,415,000	0.4%
TOTAL	5193	100%	357,132,000	100 %

1. These are public housing units for low income elderly persons and families. Building permits were issued to the Boston Housing Authority in 1960 for these units.

2. These are sites assembled by the Boston Redevelopment Authority for the sale to developers. Building permits were issued for the New York Streets Industrial project from 1957, and the West End Residential project in 1960.

3. Corporations organized under Massachusetts General Laws Chapter 121A have certain powers and immunities to accomplish redevelopment. The 52-story prudential tower received this 69 million dollar building permit in 1959.

4. This is the Beacon Hill District formed by Chapter 616 of the Acts of 1955.

TABLE 4

1961 - 1967 BOSTON BUILDING CONSTRUCTION VOLUMES, BY CONTROL PROCESS

BUILDING CONTROL PROCESS	DWELLINGS ADDED BY NEW CONSTRUCTION		COST OF CONSTRUCTION (NEW AND ALTERATIONS)	
	Number	Percent	Dollars	Percent
Zoning Code	20513	77%	567,991,000	69%
Public Housing	562	2%	6,744,000	1%
Urban Renewal Disposition Sites	3730	14%	150,712,000	19%
Urban Redevelopment Corporations	1872	7%	78,354,000	10%
Architectural Districts	23	0%	4,199,000	1%
TOTAL	26700[1]	100%	808,000,000[1]	100%

[1] This table was prepared in the Spring of 1967. 1967 dollar and dwelling unit volumes were estimated as the average of 1961 - 1966 volumes.

TABLE 5

1968 - 1974 BOSTON BUILDING CONSTRUCTION VOLUMES, BY CONTROL PROCESS

BUILDING CONTROL PROCESS	DWELLINGS ADDED BY NEW CONSTRUCTION		COST OF CONSTRUCTION (NEW AND ALTERATIONS)	
	Numer	Percent	Dollars	Percent
Zoning Code	14149	54%	314,688,000	39%
Public Housing	1320[1]	5%	15,840,000[1]	2%
Urban Renewal Disposition Sites	10820[2]	40%	418,010,000[2]	52%
Urban Redevelopment Corporations	250[3]	1%	49,960,000[3]	6%
Architectural Districts	161	0%	9,502,000	1%
TOTAL	26700[4]	100%	808,000,000[4]	100%

1. These units were in construction or advanced planning March 1967.

2. There are eleven projects: in April, 1967 8 were in execution, 2 were approved by U.S., one had local approval and was seeking U.S. approval.

3. This represents three projects in execution in April, 1967, and one in the planning stage.

4. The same totals as 1961 - 1967 are used here.

TABLE 6

1947 - 1953 PUBLIC HOUSING SITES IN BOSTON

DWELLING UNITS	SITE NAME
508	Orchard Park, South End
375	Franklin Hill, Dorchester
200	Whittier, Roxbury
274	Washington and Beech, Roslindale
588	Mission Hill, Roxbury
732	Bromley, Jamaica Plain
1504	Columbia Point, Dorchester
972	Broadway, South Boston
72	Camden, Roxbury
648	Commonwealth, Brighton
258	Faneuil, Brighton
202	Fairmount, Hyde Park
288	Archdale, Roslindale
354	Orient Heights, East Boston
251	Morton, Dorchester
504	Franklin Field, Dorchester
132	South Street, Jamaica Plain
TOTAL 7862	

These are projects for low-income families. 5231 dwellings for such families had been built in 1938 - 1942.

TABLE 7

1954 - 1960 PUBLIC HOUSING SITES IN BOSTON

	DWELLING UNITS	SITE NAME
	64	Bickford, Jamaica Plain
	44	Pond Street, Jamaica Plain
	56	Annapolis, Dorchester
	54	Ashmont, Dorchester
	86	Elm Hill, Roxbury
TOTAL	304	

These are projects for low-income edlerly families and persons. Building permits were issued for all five sites in 1960.

TABLE 8

1961 - 1967 PUBLIC HOUSING SITES IN BOSTON

	DWELLING UNITS	SITE NAME
	96	Foley, South Boston
	82	Washington, Brighton
	160	Franklin, Dorchester
	102	Castle Square, South End
	40	Melville, Dorchester
	82	West 9th, South Boston
TOTAL	562	

TABLE 9

1968 - 1974 PUBLIC HOUSING SITES IN BOSTON

	DWELLING UNITS	SITE NAME
	96	Harvard, Charlestown
	43*	Highland Park, Roxbury-North Dorchester
	104	Warren, Roxbury-North Dorchester
	161	Walnut Park, Roxbury-North Dorchester
	50	J Street, South Boston
	24*	Rutland, South End
	98	Rutland, South End
	32*	Shawmut, South End
	108	Shawmut, South End
	77	Northampton, South End
	20*	New Worcester Square, South End
	77	New Worcester Square, South End
	150	Allston, South End
	100	Groveland, Dorchester
	40	Riverside, Hyde Park
	140	Forest Hill, Roslindale
TOTAL	1320	

These are units in advance Planning March, 1967. This is not an estimate of all 1968 - 1974 public housing units.

*These are low-income family dwellings. All other dwellings in the table are for elderly families.

TABLE 10

1954 - 1974 URBAN REDEVELOPMENT CORPORATION CONSTRUCTION VOLUMES IN BOSTON

PROJECT	1954 - 1960		1961 - 1967		1968 - 1974		TOTAL 1954 - 1974	
	DWELLING UNITS	DOLLARS	DWELLING UNITS	DOLLARS	DWELLING UNITS	DOLLARS	DWELLING UNITS	DOLLARS
Prudential Center 31.3 Acres	0	$ 69,339,000	793	$ 60,503,000	0	$ 37,000,000	793	$ 166,842,000
Whitney Street Project 7.2 Acres	0	0	422	6,300,000	148	2,590,000	570	8,890,000
Jamaicaway Tower 3.9 Acres	0	0	279	5,551,000	0	0	279	5,551,000
Tremont-Mason .75 Acres	0	0	378	6,000,000	0	0	378	6,000,000
Allston-Waverly 4.9 Acres	0	0	0	0	102	1,110,000	102	1,110,000
Christian Science	0	0	0	0	0	9,260,000	0	9,260,000
TOTAL	0	$ 69,339,000	1872	$ 78,354,000	250	$ 49,960,000	2122	$ 197,653,000

TABLE 11

1954 - 1974 CONSTRUCTION VOLUMES IN URBAN RENEWAL DISPOSITION SITES

IN BOSTON

	1954 - 1960		1961 - 1967		1968 - 1974		TOTAL 1954 - 1974	
OJECT	DWELLING UNITS	DOLLARS	DWELLING UNITS	DOLLARS	DWELLING UNITS	DOLLARS	DWELLING UNITS	DOLLARS
ork Streets Acres	0	$ 1,341,000	0	$ 3,968,000	0	0	0	$ 5,309,000
End res	720	8,606,000	1680	34,694,000	0	2,010,000	2400	45,310,000
nment Center res	0	0	0	60,100,000	0	62,400,000	0	122,500,000
ngton Park cres	0	0	1550	16,600,000	0	6,680,000	1550	23,280,000
front Acres	0	0	0	2,650,000	1620	52,300,000	1260	54,950,000
Cove	0	0	0	24,700,000	650	25,900,000	650	50,600,000
End Acres	0	0	500	8,000,000	2800	38,700,000	3300	46,700,000
lestown Acres	0	0	0	0	1400	39,500,000	1400	39,500,000
h Harvard Acres	0	0	0	0	210	4,320,000	210	4,320,000
ral Business rict-245 Acres	0	0	0	0	1250	129,500,000	1250	129,500,000
ay .3 Acres	0	0	0	0	2750	41,300,000	2750	41,300,000
pus High School .2	0	0	0		500	15,400,000	500	15,400,000
eages include e than dis- ition sites	720	$ 9,947,000	3730	$ 150,712,000	10820	$ 418,010,000	15770	$ 578,669,000

TABLE 12

1962 - 1965 RATE OF NEW HOUSING FOR
BOSTON AND CITIES OF ITS CLASS

CITY	1960 POPULATION (000)	% CHANGE 1950-1960	NEW HOUSING AUTHORIZED 1962-1965 PER 1000 1960 POPULATION	
			All Units	Public Housing
San Diego	573	71.4	35.8	.4
Dallas	679	57.6	60.4	.01
San Antonio	587	43.8	28.4	0
Milwaukee	741	16.3	20.5	1.1
New Orleans	627	10.0	20.2	1.9
San Francisco	740	- 4.5	25.1	.9
Washington D.C.	763	- 5.0	37.6	1.9
Pittsburg	604	-12.0	8.6	1.4
St. Louis	750	-12.5	9.5	0
BOSTON	697	-13.3	28.0	.3

Source: U. S. Department of Commerce, Bureau of Census, Series C 40, Construction Reports

TABLE 13

1959 - 1966 RATE OF BUILDING REPLACEMENT IN BOSTON

YEAR	TOTAL NEW BUILDINGS ERECTED DURING YEAR	TOTAL BUILDINGS RAZED DURING YEAR	NET GAIN OR LOSS	TOTAL BUILDINGS AT BEGINNING OF YEAR
1966				142,528
1965	413	- 810	- 397	142,925
1964	2111	-1064	+1047	141,878
1963	834	-1405	- 571	142,449
1962	656	- 459	+ 197	142,252
1961	574	- 460	+ 114	142,138
1960	613	- 619	- 6	142,144
1959	575	- 617	- 42	142,186
1959/1966	5776 (+825/year)	-5434 (-776/year)	+ 342 (+49/year)	

5776÷7 = 825 new buildings/year

825/142,186 = .58% replacement/year

or 142,186/825 = 173 years to replace entire building stock

TABLE 14

1955 - 1965 ANNUAL CHANGES IN NUMBER OF DWELLING UNITS IN BOSTON

	DWELLING UNITS ADDED			DWELLING UNITS LOST			
	NEW CONSTRUCTION	ALTERATIONS	TOTAL ADDED	RAZED	ALTERATIONS	TOTAL LOST	NET GAIN OR LOSS
1965	3426	467	3893	- 1785	-115	- 1900	+ 1993
1964	10049	893	10942	- 2554	-238	- 2792	+ 8150
1963	4032	527	4559	- 1924	- 95	- 2019	+ 2540
1962	2373	829	3202	- 745	-101	- 846	+ 2356
1961	1744	553	2297	- 1226	-105	- 1331	+ 966
1960	1529	396	1925	- 1774	- 56	- 1830	+ 95
1959	606	444	1050	- 1681	- 30	- 1711	- 661
1958	603	381	984	- 2229	- 97	- 2326	- 1342
1957	397	195	592	- 1559	- 98	- 1657	- 1065
1956	571	300	871	- 1167	- 21	- 1188	- 317
1955	842	328	1170	- 644	- 21	- 665	+ 505
TOTAL	26172	5313	31485	-17288	-977	-18265	+13220

TABLE 15

1955 - 1966 TREND IN AVERAGE SIZE OF NEW RESIDENTIAL BUILDINGS IN BOSTON

	NEW RESIDENTIAL BUILDINGS				
	NUMBER OF ONE FAMILY BUILDINGS	NUMBER OF TWO OR MORE FAMILY BUILDINGS	TOTAL NUMBER OF RESIDENTIAL BUILDINGS	TOTAL NUMBER OF NEW DWELLING UNITS	AVERAGE NUMBER OF DWELLING UNITS/BUILDINGS
1966	137	43	180	1292	7.2
1965	106	148	254	3426	13.5
1964	778	676	1454	10049	6.9
1963	358	312	670	4032	6.0
1962	383	107	490	2379	4.9
1961	339	78	417	1744	4.2
1960	383	53	436	1529	3.5
1959	412	14	426	605	1.4
1958	429	12	441	603	1.4
1957	365	9	374	396	1.1
1956	513	10	523	571	1.1
1955	695	44	739	842	1.1

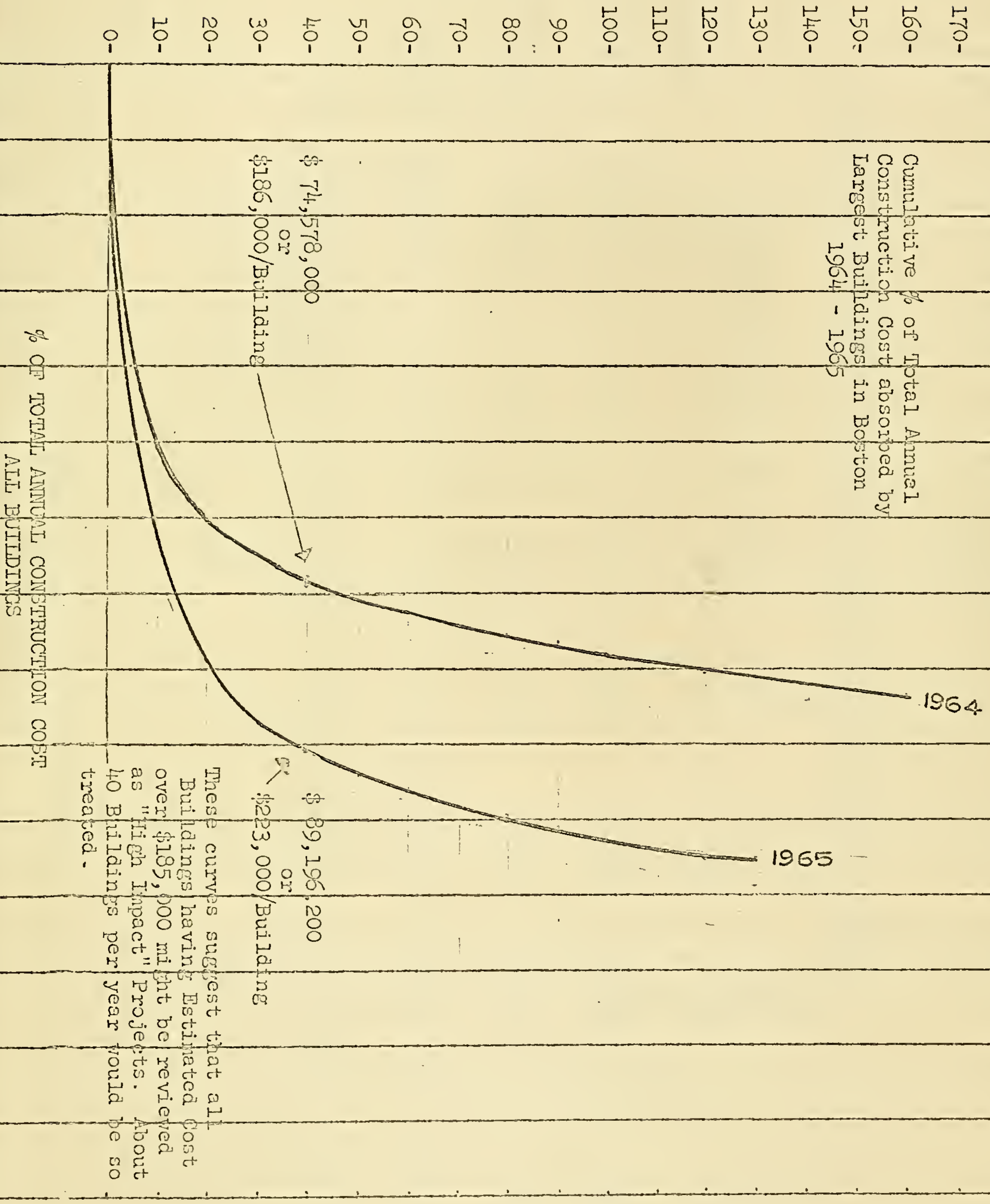
TABLE 16

1960 - 1966 SIZE DISTRIBUTION OF NEW RESIDENTIAL BUILDINGS IN BOSTON

SIZE OF BUILDING	NUMBER OF DWELLING UNITS	PERCENTAGE OF ALL D.U.'s PROPOSED
1 Family	2,385	10.2
2 Family	1,112	4.8
3-5 Family	497	2.1
6-10 Family	1,221	5.2
11-20 Family	4,099	17.5
21-50 Family	6,199	26.5
51-100 Family	2,198	9.4
over 100 Family	5,679	24.3
TOTAL	23,390	100.0

TABLE 17

CUMULATIVE NUMBER OF LARGE BUILDINGS ERECTED, BEGINNING WITH THE 10 LARGEST



These curves suggest that all Buildings having Estimated Cost over $185,000 might be reviewed as "High Impact" Projects. About 40 Buildings per year would be so treated.

TABLE 18

1959 - 1965 IMPORTANCE OF BUILDINGS COSTING $100,000 OR MORE IN BOSTON

	1959	1960	1961	1962	1963	1964	1965
Number of buildings costing $100,000 or more	48	79	69	86	129	169	132
Total number of buildings built or altered	5995	5811	6104	6801	7169	7805	5899
% costing $100,000 or more in numbers	0.8%	1.3%	1.1%	1.2%	1.8%	2.2%	2.2%
Value of buildings costing $100,000 or more	86,698,600	44,613,900	45,455,900	64,079,200	143,558,100	98,878,700	106,558,200
Total value of new buildings and alterations	91,877,000	59,698,300	64,613,300	83,030,800	171,065,800	153,629,700	125,111,900
% costing $100,000 or more in dollars	94%	75%	70%	77%	84%	64%	85%

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NOTES ON TABLES 2 - 17

These are special purpose tables to show the importance of various building control processes. These tables were put together from the following sources:

1. Annual Reports of the Boston Building Department, 1947 - 1965.
2. Boston Redevelopment Authority, Fact Sheets on the New Boston's Urban Renewal Program, April 1967.
3. Boston Redevelopment Authority, Housing Report, Spring 1967.
4. 1966 Boston Municipal Register, (for Public Housing data).
5. Data from files of the Building Department.
6. Discussions with Boston Redevelopment Authority planners.
7. Urban renewal construction costs and dwelling units on tables 2, 5 and 11 do not include construction influenced by "conditional acquisition". That is a device wherein the owner of a parcel of land within an urban renewal project area may retain his land only if he develops it according to the urban renewal plan. Such a "conditional acquisition" is proving to be nearly as effective a control as public ownership of the disposition site.

Building costs are estimated to be those reported to the Building Department when a permit is applied for, rather than actual costs. The same building has one cost in a Building Department record another on a Boston Redevelopment Authority Fact Sheet. For seven large redevelopment buildings both costs were for found, and a factor of 1.62 derived. This factor was then applied to other Fact Sheet cost estimates in preparing these tables.